

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Aliwal Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$620,000

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb West Footscray

Period - From 27/06/2024

to 26/06/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/11 Indwe St WEST FOOTSCRAY 3012	\$630,000	14/06/2025
2	3a Aliwal St WEST FOOTSCRAY 3012	\$640,000	28/03/2025
3	15 Aliwal St WEST FOOTSCRAY 3012	\$600,000	08/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/06/2025 08:56



18 Aliwal Street, West Footscray

2 2 1

Rooms: 4
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$620,000
Median Townhouse Price
27/06/2024 - 26/06/2025: \$690,000

Comparable Properties



2/11 Indwe St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)

2 2 1

Price: \$630,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Villa
Land Size: 185 sqm approx



3a Aliwal St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$640,000
Method: Private Sale
Date: 28/03/2025
Property Type: Townhouse (Res)
Land Size: 97 sqm approx



15 Aliwal St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$600,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)
Land Size: 83 sqm approx